

# LOUDOUN COUNTY PLANNING COMMISSION

## ACTION SUMMARY

WEDNESDAY, DECEMBER 1, 2010

(November Public Hearing Items)

6:00 P.M. PUBLIC HEARING

LOCATION: BOARD ROOM  
Government Center  
1<sup>st</sup> Floor

**Commissioners Present:** Robert Klancher, Chairman, Broad Run District; Kevin Ruedisueli, Vice Chairman, At Large; Erin Austin, Catoclin District; Glen Bayless, Sugarland Run District; Cliff Keirce, Dulles District; Peggy Maio, Blue Ridge District; Gigi Robinson, Leesburg District; Valdis Ronis, Potomac District.

**Commissioner Absent:** Helena Syska, Sterling District.

**Staff Present:** John Merrithew, Assistant Director of Planning; Van Armstrong, Program Manager, Land Use Review; Lou Mosurak, Office of Transportation Services; Planners: Sophia Fisher, Stephen Gardner, Marie Genovese, Evan Harlow, Jane McCarter, Kate McConnell; Nancy Bryan, Recording Secretary.

### I. ADMINISTRATIVE ITEM

1. The Waterford Historic District Additions application was postponed.

### II. DISCLOSURES

1. Mr. Bayless had a meeting on November 22, 2010 with representatives for Loudoun Parkway Center Parcel N.
2. Mr. Ronis had a phone conversation on November 30, 2010 with the Loudoun Parkway Center Parcel N applicant.
3. Mr. Keirce had a meeting on November 14, 2010 with Dennis and Jamie Webb regarding the Webb Buffer Easement application; had phone conversations on November 29, 2010 and December 1, 2010 with Dennis Webb; on November 22, 2010 had a meeting with the applicant regarding the Harvard Junior Preschool application; met on November 29, 2010 with Ben Wales and Colleen Gillis Snow regarding Loudoun Parkway Center Parcel N.
4. Mr. Ruedisueli met with the applicant for Loudoun Parkway Center Parcel N.
5. Ms. Maio had an e-mail exchange with Ben Wales regarding Loudoun Parkway Center Parcel N.
6. Ms. Austin had multiple contacts with representatives of the Luck Stone applications; met with the Loudoun Parkway Center Parcel N applicant.

### III. NOVEMBER PUBLIC HEARING ITEMS:

#### 1. SPEX 2010-0013, Luck Stone Inter-Quarry Tunnel

The Planning Commission forwarded SPEX 2010-0013, Luck Stone Inter-Quarry Tunnel to a Planning Commission Worksession for further review.  
**(8-0-1, Syska absent).**

**2. ZMAP 2007-0006, SPEX 2007-0054, Tall Oaks Subdivision L1**

The Planning Commission forwarded ZMAP 2007-0006, SPEX 2007-0054, Tall Oaks Subdivision L1 to the Board of Supervisors with a recommendation of approval subject to the Proffer Statement dated September 20, 2010 (received on November 10, 2010), the Conditions of Approval dated November 10, 2010, and with the findings included in the December 1, 2010 Staff Report. **(8-0-1, Syska absent).**

**3. SPEX 2010-0009, Total Cleaners**

Postponed per the applicant to add additional floor area, therefore, will require re-advertising.

**4. SPEX 2010-0019, Merritt at Beaumeade**

**Public Comment:**

**1. Michael Capretti, Gulick Group**

The Planning Commission forwarded SPEX 2010-0019, Merritt at Beaumeade, to the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval dated December 1, 2010, and based on the Findings contained in the December 1, 2010 Staff Report. **(8-0-1, Syska absent).**

**5. ZMOD 2010-0002, Webb Buffer Easement**

***Disclosure – Commissioner Keirce***

*Regarding the Application, ZMOD 2010-0002 Webb Buffer Easement, I wish to disclose, as a precautionary measure, pursuant to Va. Code Sec. 2.2-3112(A)(2) and 2.2-3115(G) that:*

*I am a homeowner and reside within the vicinity of the property that is the subject of the Application, and I am a member of the Board of the Broadlands Homeowners Association;*

*In those capacities, it is possible that I might be deemed to be a member of one or more groups, the members of which may be affected by the Application, namely, the group of property owners who reside in the same neighborhood as the subject property and the group of property owners who are members of the HOA Board;*

*I have no personal or financial interest in the Application, and I also wish to state for the record that I am personally acquainted with the applicants; and*

*I believe that I am able to participate in the consideration of this application fairly, objectively, and in the public interest.*

**ZMOD 2010-0002, Webb Buffer Easement, continued**

**Public Comment:**

- 1. Mark Ziegler, Broadlands resident**
- 2. Tri Bostelman, Broadlands resident**
- 3. Vicki Ratliff, Ashburn resident**

The Planning Commission forwarded ZMOD 2010-0002, Webb Buffer Easement, to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated November 10, 2010 and with the following Findings for Approval:

1. This proposal is compatible and consistent with neighboring uses
2. Allowing this encroachment would be consistent with Board decisions on similar requests to modify proffered yards and setbacks
3. The 130 foot eased area accompanied by evergreen plantings, existing on-site trees, and the four foot perimeter fence provides sufficient building area separation and landscape screening that adequately mitigate the pool encroachment from adjacent Lot 33.

**(7-1-1, Austin opposed; Syska absent).**

**6. CPAM 2010-0001, Belmont Ridge Road**

**Public Comment:**

- 1. Greg Jones, President, Village of Waxpool Homeowners Association**
- 2. Tony Noerpel, Lovettsville resident**
- 3. Wolfgang Gruen, Ashburn resident**
- 4. Paul Brar, Ashburn resident**
- 5. Gem Bingol, Leesburg resident**
- 6. Kurt Krause, Lansdowne resident**
- 7. Mary McNutt, Ashburn resident**

The Planning Commission forwarded CPAM 2010-0001, Belmont Ridge Road to the Board of Supervisors with the recommendation of no action. **(5-3-1, Bayless, Maio, Robinson opposed; Syska absent).**

The Planning Commission directed staff to draft a letter for the Planning Commission Chairman's signature recommending to the Board of Supervisors that they consider that Belmont Ridge Road be built with the initial four lanes constructed along the centerline of the right-of-way allowing for the fifth and sixth lanes to be built subsequently in the outer areas of the right-of-way. **(8-0-1, Syska absent).**

**7. SPEX 2008-0031, Loudoun Parkway Center Parcel N**

The Planning Commission forwarded SPEX 2008-0031, Loudoun Parkway Center Parcel N to a Planning Commission Worksession for further review. **(8-0-1, Syska absent).**

**8. SPEX 2009-0005, Harvard Junior Preschool**

**Public Comment:**

- 1. John Simpson, Ashburn resident**
- 2. Rosalyn Simpson, Ashburn resident**

The Planning Commission forwarded SPEX 2009-0005, Harvard Junior Preschool, to a Planning Commission Worksession for further discussion.  
**(7-1-1, Austin opposed; Syska absent).**

**IV. WORKSESSION ITEM:**

**1. SPEX 2009-0027, Luck Stone Quarry Expansion & Loudoun Water Treatment Plant**

The Planning Commission forwarded SPEX 2009-0027, Luck Stone Quarry Expansion & Loudoun Water Treatment Plant to the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval dated November 29, 2010 and based on the Findings contained in the October 27, 2010 Staff Report. **(8-0-1, Syska absent).**